

Delhi



Gazette

DELHI ADMINISTRATION

EXTRAORDINARY

PART IV

PUBLISHED BY AUTHORITY

No. 25] DELHI, TUESDAY, APRIL 14, 1964/CHAITRA 25, 1886

DELHI ADMINISTRATION

NOTIFICATION

Delhi, the 13th April, 1964

No. F. 32(1)JJ/PWD(LSG).—In exercise of the powers conferred by sub-section (1) of section 481 of the Delhi Municipal Corporation Act, 1957 (66 of 1957), the Delhi Municipal Corporation has made the following bye-laws, to amend the Delhi Municipal Corporation (Buildings) Bye-laws, 1959, the same having been previously published as required by sub-section (1) of section 483 of the Act. These bye-laws, having been approved by the Chief Commissioner of Delhi, with such changes therein as appeared to him to be necessary under the powers conferred on him by sub-sections (1) and (2) of section 483 of the said Act read with the notification of the Government of India, Ministry of Home Affairs' No. F. 27(61)-Judl.II, dated the 2nd August, 1961, are hereby published as required by sub-section (1) of section 483 of that Act. The Delhi Development Authority has, upon consideration of these bye-laws, certified that these bye-laws do not contravene any of the provisions of the Master Plan for Delhi and the zonal development plans.

1. **Short title.**—These bye-laws may be called the Delhi Municipal Corporation (Buildings) Amendment Bye-laws, 1964.

2. **Amendment of bye-law 2.**—In bye-law 2 of the Delhi Municipal Corporation (Buildings) Bye-laws, 1959 (hereinafter referred to as the principal Bye-laws),

(a) for clause (5), the following clause shall be substituted, namely:—

(5) "barsati" means a shed or covered space, whether enclosed on all sides or not, used for shelter on the roof of a building;

(b) for clause (15), the following clause shall be substituted, namely:—

- (15) "building, public" means a building used or intended to be used either ordinarily or occasionally, as a church, chapel, temple, mosque or any other place of public worship, dharmshala, college, school, hostel, theatre, cinema, public concert room, public hall, public bath, hospital, hotel, restaurant, lecture room, library, orphanage, or rescue home or any other place of public assembly;

(c) clauses (28), (29), (30) and (34) shall be deleted;

(d) for clause (35), the following clause shall be substituted, namely:—

- (35) "fire resisting material" includes any of the following materials and things namely:

- (a) brickwork constructed of good, hard, sound, well-burnt bricks, fire-bricks, stone and other hard and incombustible materials, properly bonded and solidly put together with mortar well compound of not less than one part of good fresh burnt lime and not more than two parts of clean sharp sand or with good cement mixed with sand;
- (b) iron and steel encased in cement concrete or asbestos sheets;
- (c) slate, tiles, brick, and terra-cotta when used for coverings or corbels;
- (d) flagstones when used for floors over arches, but not exposed on the under side and not supported at the end only;
- (e) concrete not less than 4 inches in thickness, composed of broken bricks, stone chippings, or ballast and lime, cement or calcines gypsum when used for filling in between joints of floors;
- (f) reinforced cement concrete, and other incombustible cement products; and
- (g) any article made of asbestos and cement;

(e) after clause (36), the following new clause shall be added, namely:—

- (36-A) Floor Area Ratio or F.A.R. means the quotient obtained by dividing the multiple of the total of the covered area on all floors and 100 by the area of the plot, i.e.

$$\text{F.A.R.} = \frac{\text{Total covered area of all floors} \times 100}{\text{Plot area}};$$

(f) for clause (41), the following clause shall be substituted, namely:—

- (41) "gallery" means the raised portion of a room which remains open to the room and the floor of the gallery may be either level or stepped;

(g) for clause (48), the following clause shall be substituted, namely:—

(48) "ledge or tand" means a shelf-like projection supported in any manner whatsoever except by means of vertical supports, within a room itself but not having projection wider than 3 ft. and at a height of not less than 7 ft. from the floor;

(h) after clause (55), the following clause shall be added, namely:—

(55-A) "Master Plan" shall mean the Master Plan for Delhi approved by the Central Government under the Delhi Development Act, 1957;

(i) for clause (56), the following clause shall be substituted, namely:—

(56) "mezzanine floor" means an intermediate floor in between two main floors and not less than 7 ft. in height from the floor;

(j) after clause (70), the following clause shall be added, namely:—

(70-A) "repairs" mean and include:—

- (a) plastering and patch repairs;
- (b) re-roofing or renewal of roof including roof of intermediate floor at the same height or by raising the height of walls of room provided final height is not less than that provided under the building bye-laws;
- (c) flooring and reflooring;
- (d) opening and renewing windows, ventilators and doors not opening towards others' property and without door leaves opening on public land on the ground floor;
- (e) making alteration to a building with re-erection to the extent of 50 per cent of any external wall abutting on a road or a street and subject to the maximum of two internal walls of a room being re-erected, or making alteration to a framed building without involving the removal or re-erection of more than one-half of the parts in any such walls thereof as aforesaid;
- (f) replacing fallen bricks, stones, pillars, beams, etc.;
- (g) construction or reconstruction of sunshades not more than 2 ft. 6 inches in width within one's own land and not overhanging public street;
- (h) construction or reconstruction of parapet walls not exceeding 3 ft. in height and purdah walls upto a maximum height of 5 ft. 6 inches on any floor or floors;
- (i) construction or reconstruction of lofts in shops in built-up commercial areas upto a coverage of 50 per cent, provided its height from floor level is not less than 7 ft. and height between the ceiling and the loft is not more than 5 ft. 6 inches and that the loft is used for storage purposes only;
- (j) construction or reconstruction of saiban in front of a shop provided it does not project beyond the boundary line of the plot on which the shop stands;

- (k) reconstruction of portions of buildings damaged by storm, rains, fire, earth-quake or any other natural calamity to the same extent and specification as existed prior to the damage, provided the use conforms to the provisions of the Master Plan.
- (l) reconstruction of staircase of the same size and in the same position as previously; and
- (m) construction of uncovered staircase (with open risers) of not more than 2 ft. 6 inches in width in plots upto 100 sq. yds. in area, where no staircase already exists.

NOTE: No sanction shall be necessary for carrying out repairs as defined in this clause.

(k) for clause (74), the following clause shall be substituted, namely:—

(74) "set-back line" means a line usually parallel with the centre line of the road or street and laid down in each case by a competent authority beyond which nothing can be constructed towards the road;

(1) after clause (82), the following clause shall be added, namely:—

(83) words and expressions not defined in these bye-laws shall have the same meaning or the sense as in the Delhi Municipal Corporation Act, 1957, and the Master Plan for Delhi.

3. Amendment of bye-law 3.—For bye-law 3 of the principal Bye-laws, the following bye-law shall be substituted, namely:—

3. *Notice.*—Every person, who intends to erect a building (other than boundary wall) or execute any of the works (other than repairs) specified in section 334 (1) of the Act, shall give notice in writing to the Commissioner of his intention in the form set-forth in Schedule I, a copy of which may be obtained free of charge at the office of the Corporation, and such notice shall accompany with plans and statements in triplicate drawn or prepared according to the provisions of bye-laws 4 to 8. The plans may be ordinary prints on ferro paper, azolite, ammonia or any other type. One set of such plan shall be cloth bounded and shall be retained in the office of the Corporation.

4. Amendment of bye-law 4.—For bye-law 4 of the principal Bye-laws, the following bye-law shall be substituted, namely:—

4. *Site Plans.*—The site plan sent with the notice under bye-law 3 shall be drawn to a scale of not less than 1/16th of an inch to the foot for sites upto 200 sq. yds. in area, to a scale of not less than 1/32nd of an inch to the foot for sites of over 200 sq. yds. but not exceeding 2 acres in area and to a scale of not less than 1/64th of an inch to the foot for sites over 2 acres in area, and shall show:—

- (a) the boundaries of the site;
- (b) the direction of the North point relative to the plan of the buildings;

- (c) all existing buildings or structures on, over or under the site or projecting beyond it;
- (d) all surrounding buildings in outline within a distance of 40 ft. from the boundaries of the site;
- (e) the name of the street in which the building is proposed to be situated, if any;
- (f) the position of access from the street to the building; and
- (g) the width of the street (if any) in front and of the street (if any) at the side or rear of the building.

5. **Amendment of bye-law 5.**—For bye-law 5 of the principal Bye-laws, the following bye-law shall be substituted, namely:—

5. *Building Plans.*—The plans, elevations and sections of buildings accompanying the notice shall be accurately drawn to a scale of $\frac{1}{4}$ th of an inch to a foot for sites upto 300 sq. yds. in area and to a scale of $\frac{1}{8}$ th of an inch to a foot for sites over 300 sq. yds. in area and together with a drawing of part of the principal elevation and section of the main building to a scale of $\frac{1}{4}$ th of an inch to a foot and coloured as laid down in bye-law 7. Adequate arrangement for proper drainage shall also be made. The plans shall include:—

- (a) floor plans of all floors together with the covered area, accessory buildings and basement plan. Such drawings shall clearly indicate the sizes and spacings of all supporting members, sizes of rooms;
- (b) exact location of essential services, e.g., water closet, sink, baths and the like;
- (c) sectional drawings showing clearly the sizes of footings, thickness of basement walls and all roof slabs and floor slabs walls construction, sizes and spacing of framing members, ceiling heights and parapet heights with their materials, the section should indicate the drainage and the slope of the roof and at least one section should be taken through the staircase;
- (d) all street elevations;
- (e) details of service latrine, if any;
- (f) dimensions of the projected portions beyond the permissible building line;
- (g) terrace plan indicating the drainage and slope of roof;
- (h) indication of the North Line; and
- (i) plans and sections of private water supply and sewage disposal system, if any.

NOTE.—Prints of plans shall be on one side of paper only.

6. **Amendment of bye-law 10.**—For bye-law 10 of the principal Bye-laws, the following bye-law shall be substituted, namely:—

10. *Designing of buildings and works.*—Every person, who intends to erect a building or execute any such work as is described in section 334 of the Act, shall get its structural work designed by a licensed architect, engineer or draughtsman.

7. **Amendment of bye-law 13.**—For bye-law 13 of the principal Bye-laws, the following bye-law shall be substituted, namely:—

13. *Completion Certificates.*—The form of notice of completion of the erection of a building or the execution of any work, required to be given in pursuance of sub-section (1) of section 346 of the Act, shall be in the form set forth in Schedule VI.

8. **Deletion of bye-law 15.**—Bye-law 15 of the principal Bye-laws shall be deleted.

9. **Amendment of bye-law 16.**—For bye-law 16 of the principal Bye-laws, the following bye-law shall be substituted, namely:—

16. *Single Living Room Tenement.*—Notwithstanding anything to the contrary contained in any other bye-law applicable to such building, the following provisions shall apply to a single living room tenement, that is, a tenement consisting of a living room and a multi-purpose room:

(a) No single living room tenement in a single storeyed building shall contain a living room less than 120 sq. ft. in area and a multi-purpose room less than 80 sq. ft. in area.

Provided that the living room may be reduced upto 100 sq. ft. in area, if the multi-purpose room is correspondingly increased in area.

(b) No single living room tenement in double or multistoreyed buildings shall contain a living room less than 100 sq. ft. in area and multi-purpose room less than 80 sq. ft. in area.

(c) The multi-purpose room shall have satisfactory arrangements for drainage and disposal of smoke, but fly proof gauze for doors and windows shall not be obligatory.

(d) The minimum width of a habitable room in each case shall not be less than 8 ft.

(e) One water closet (at least 12 sq. ft.) and one bath room (at least 16 sq. ft.) with a water tap shall be provided to serve each single living room tenement. The water closet and bath room can be combined with a total floor area of at least 28 sq. ft.

(f) The smallest side of the water closet shall be at least 3 feet, and of the bath room at least 3 ft. 6 inches. A jali of over-all area of 4 sq. ft. shall suffice for lighting and ventilation of each water closet or bath room.

(g) There may be provided one loft in each tenement not exceeding 3 ft. in width.

(h) Every tenement shall be provided with at least one access from any one staircase, an open verandah, gallery or passage.

(i) Every such verandah, gallery or passage shall not be less than 3 ft. in clear width and shall abut on an interior or exterior open air space of requisite width.

- (j) The minimum ceiling height of every habitable room and kitchen shall be 9 ft.
- (k) Cross ventilation may be effected by means of a door or an opening.
- (l) The percentage of permissible coverage under bye-law 25 shall be reckoned on the basis of the average plot area per tenement on the ground floor and not on the basis of the building plot on which a building containing a number of tenements is proposed to be erected.
- (m) The minimum height of plinth for habitable rooms shall be 1 foot above the centre or crest of the nearest road or proposed road.
- (n) There shall be provided a damp proof course of not less than one inch thickness of 1:2:4 cement concrete.
- (o) The thickness of wall prescribed under bye-law 42 may be constructed $4\frac{1}{2}$ inches less in thickness than that prescribed, but in no case any such wall shall be less than 9 inches thick, nor shall the walls be of the same thickness in more than two floors; the thickness of a party wall between two tenements can, however, be reduced to $4\frac{1}{2}$ inches, if it is not a return wall for the purpose of determining the length of external walls under bye-law 42.
- (p) The minimum width of the staircase shall be 3 feet, the minimum tread width $9\frac{1}{2}$ inches, the maximum riser 8 inches, and the maximum distance from the staircase to the entry into the farthest tenement 75 feet.
- (q) The minimum width of a corridor or passage or balcony shall be 3 feet, and it can be reduced to 2 ft. 6 inches for providing access to the bath room and water closet.
- (r) The minimum clear head-room in any staircase shall be 7 ft.
- (s) The minimum ceiling height of a mamti shall be 7 ft.
- (t) A floor area of not less than 12 sq. ft. and not more than 30 sq. ft. with the smallest side not less than 3 feet, shall be permissible for small store room, if it is provided.

10. **Amendment of bye-law 17.**—For bye-law 17 of the principal Bye-laws, the following bye-law shall be substituted, namely:—

17. **Double Room Tenements.**—Notwithstanding anything to the contrary contained in any other bye-law applicable to such building, the following provisions shall apply to a double room tenement, that is, a tenement consisting of two rooms and a kitchen:

- (a) A double room tenement shall not contain more than two living rooms, in addition to a kitchen, bath room, water closet, verandah and gallery, passage, balcony, etc.
- (b) In each tenement in single storeyed buildings, one living room shall not be less than 120 sq. ft. in area and the other living room not less than 80 sq. ft. in area. However, the living room can be reduced upto 100 sq. ft. in area, if the other room is correspondingly increased in area. In each tenement in double or multi-storeyed buildings, one living room shall not be less than 100 sq. ft. and the other living room not less than 80 sq. ft. in area.

- (c) The minimum width of a habitable room in each case shall not be less than 8 ft.
- (d) In addition to the two living rooms, a kitchen measuring at least 45 sq. ft. with a minimum width of 5 ft. shall be provided. Satisfactory arrangements shall be made for disposal of smoke and drainage, but fly proof gauze for doors and windows shall not be obligatory.
- (e) One water closet (at least 12 sq. ft.) and one bath room (at least 16 sq. ft.) with a water tap shall be provided to serve each tenement independently. The water closet and bath room can be combined with a total floor area of at least 28 sq. ft.
- (f) The smallest side of the water closet shall be at least 3 feet, and of the bath room at least 3 ft. 6 inches. A jali of overall area of 4 sq. ft. shall suffice for lighting and ventilation of each water closet or bath room.
- (g) There may be provided one loft in each tenement not exceeding 3 ft. in width.
- (h) Every tenement shall be provided with at least one access from any one staircase, an open verandah, gallery or passage.
- (i) Every such verandah, gallery or passage shall not be less than 3 ft. in clear width and shall abut on an interior or exterior open air space of requisite width.
- (j) The minimum ceiling height of every habitable room and kitchen shall be 9 ft.
- (k) Cross ventilation may be effected by means of a door or an opening.
- (l) The percentage of permissible coverage under bye-law 25 shall be reckoned on the basis of the average plot area per tenement on the ground floor and not on the basis of the building plot on which a building containing a number of tenements is proposed to be erected.
- (m) The minimum height of plinth for habitable rooms shall be 1 foot above the centre or crest of the nearest road or proposed road.
- (n) There shall be provided a damp proof course of not less than one inch thickness of 1:2:4 cement concrete.
- (o) The thickness of wall prescribed under bye-law 42 may be constructed $4\frac{1}{2}$ inches less in thickness than that prescribed, but in no case any such wall shall be less than 9 inches thick, nor shall the walls be of the same thickness in more than two floors, the thickness of a party wall between two tenements can, however, be reduced to $4\frac{1}{2}$ inches, if it is not a return wall for the purpose of determining the length of external walls under bye-law 42.
- (p) The minimum width of the staircase shall be 3 feet, the minimum tread $9\frac{1}{2}$ inches, the maximum riser 8 inches, and maximum distance from the staircase to the entry into the farthest tenement 75 feet.
- (q) The minimum width of a corridor or passage or balcony shall be 3 feet, but it can be reduced to 2 ft. 6 inches for providing access to the bath room and water closet.
- (r) The minimum clear head-room in any staircase shall be 7 ft.

- (s) The minimum ceiling height of a mamti shall be 7 ft.
- (t) A floor area of not less than 12 sq. ft. and not more than 30 sq. ft. with the smallest side not less than 3 feet, shall be permissible for a small store room.

11. **Amendment of bye-law 19.**—For bye-law 19 of the principal Bye-laws, the following bye-law shall be substituted, namely:—

19. *Minimum ceiling height of rooms.*—Every habitable room in any building shall be in every part at least 9 feet in height from the floor to the underside of the roof slab or ceiling except where the building is to be air-conditioned when the minimum ceiling height can be 8 feet.

Provided that in the case of a sloped roof the height shall not be less than 8 ft. at any point.

12. **Amendment of bye-law 20.**—For bye-law 20 of the principal Bye-laws, the following bye-law shall be substituted, namely:—

20. *Minimum size of habitable rooms.*—No habitable room shall have a floor area of less than 100 square feet except that in the case of hostels attached to recognised educational institutions the minimum size of a habitable room for the residence of a single person shall be 80 square feet. The minimum width of a habitable room shall be 8 feet.

13. **Amendment of bye-law 21.**—For bye-law 21 of the principal Bye-laws, the following bye-law shall be substituted, namely:—

21. *Maximum height of buildings.*—(1) Except with the permission in writing of the Commissioner, and subject to the provisions contained in bye-law 19, no building shall be erected or raised to a greater height than seventy feet as measured from the level of the centre of the adjacent portion of the nearest street:—

- (i) in the case of a pitched roof, upto the beam or lines of intersection of the slope of the roof with the outer face of the front wall;
- (ii) in the case of flat roof, upto the surface of the roof:

Provided that—

- (a) in the case of a pitched roof, the roof above the maximum height shall rise at an angle of not more than forty-five degrees;
 - (b) in the case of a flat roof, a parapet of not more than three feet in height may be constructed above the maximum height.
- (2) The chimneys, minars, towers, domes and similar structure may be erected of a height exceeding the maximum height hereinbefore prescribed with the permission in writing of the Commissioner.
- (3) If the building is set back from all its outer most faces at a height not exceeding 70 feet, such building may be erected, raised or reconstructed with the permission in writing of the Commissioner to a height of 102 feet but not so that any

portion of the building except a parapet wall not exceeding 4 feet in height shall intersect any of the imaginary planes drawn in the direction of the portion set back at a height of 70 feet from all its outer most faces at an angle of $63\frac{1}{2}$ degrees with the horizontal.

Note: This bye-law shall be applicable only to those buildings, which are not otherwise governed by F.A.R., wherever specified in the Master Plan.

14. **Amendment of bye-law 22.**—For bye-law 22 of the principal Bye-laws, the following bye-law shall be substituted, namely:—

22. *Maximum height of buildings with reference to width of streets.*—Subject to the provisions of bye-laws 19 and 31, the maximum height of any building abutting on to any street shall be regulated by the width of such street as follows:—

- (i) when the width of the street is less than 10 ft. the maximum height shall be 15 feet;
- (ii) when the width of the street is 10 ft. or more but less than 25 feet the maximum height shall be 33 ft.

Provided that a building with not more than two storeys with a barsati on top shall be allowed within the height of 33 ft;

- (iii) when the width of the street is 25 feet or more but less than 40 feet the maximum height shall be 40 feet;
- (iv) when the width of the street is 40 feet or more, the maximum height shall be the width of the street;
- (v) where the building abuts more than one street, its maximum height shall be regulated by the width of such street so far as it abuts upon such wider street and also, to a distance of eighty feet from such wider street so far as it abuts upon the narrower of such streets.

Provided that:—

- (a) if the face of the building is set back from the street for any distance not exceeding the height, specified above as applicable to the case such building may be erected or raised to a height greater than that so specified, but not so that, any portion of the building shall intersect any of a series of imaginary straight lines drawn from the set-back line in the direction of the portion set back, at an angle of forty-five degrees with the horizontal;
- (b) if a building is to be erected upon a corner plot, its height shall be regulated by the width of the two adjoining streets upto a point not more than 80 feet from the wider street;
- (c) the height of manties, parapet walls, lift rooms, water storage tanks and cooling towers shall not be taken into account when calculating the maximum height of the building hereinbefore prescribed;
- (d) the height of building on kucha mahaz (dead end of street) shall be regulated by the width of the street.

NOTE: This bye-law shall be applicable only to those buildings which are not otherwise governed by floor area ratios wherever specified.

15. Amendment of bye-law 23.—For bye-law 23 of the principal Bye-laws, the following bye-law shall be substituted, namely:—

23. Maximum height of boundary walls.—Except with the permission of the Commissioner the maximum height of the boundary or compound walls shall be as follows:—

Front compound wall 4 ft. 6 inches above the centre line of the front street.

Rear and side compound wall 7 ft. above the centre line of the service road, in case such service road exists or 7 ft. above the centre line of the front street in case the plots are back to back.

In the case of a corner plot, the height of the boundary wall abutting on the side road shall also not be more than 4 ft. 6 inches.

16. Amendment of bye-law 25.—For bye-law 25 of the principal Bye-laws, the following bye-law shall be substituted, namely:—

25. Permissible covered area.—(1) Notwithstanding anything contained in these bye-laws, no building shall be erected or allowed to be erected in contravention of the Master Plan or any zonal development plan.

(2) The following provisions shall apply to buildings in different use zones:—

I. Residential Zone:

A. Residential buildings other than group housing:

(a) Minimum size of the plot:

The minimum area of a plot shall be 125 sq. yds. except in the areas which, prior to the establishment of the Municipal Corporation of Delhi, were within the local limits of the Delhi Municipal Committee and the Shahdara Municipal Committee, or are in the colonies which were developed by the Ministry of Rehabilitation or by any other governmental or municipal authority, or were sanctioned by any competent authority before 1st September, 1962, or are in the villages falling within 1981 urbanizable limits of the Master Plan:

Provided that in the case of houses under the Low Income Group and the Slum Clearance Schemes the minimum size of a plot may be 80 sq. yds.

(b) (i) Coverage on each floor:

The maximum permissible coverage on a plot of the size mentioned in column 1 below shall be as shown in column 2 below:—

1	2
Size of the plot	Coverage on each floor
(i) Upto 300 sq. yds.	60% of the area of the plot.
(ii) Above 300 sq. yds. and not exceeding 600 sq. yds.	50% "
(iii) Above 600 sq. yds. and not exceeding 1200 sq. yds.	40% "
(iv) Above 1200 sq. yds.	33 1/3% "

Provided that in the areas which, prior to the establishment of the Municipal Corporation of Delhi, were within the local limits of the Delhi Municipal Committee and the Shahdara Municipal Committee, or are in the colonies which were developed by the Ministry of Rehabilitation or by any other governmental or municipal authority or were sanctioned by any competent authority before 1st September, 1962, or are in villages falling within 1981 urbanizable limits of the Master Plan, the maximum permissible coverage of a plot of the size mentioned in column 1 below shall be as shown in column 2 below:—

1	2
Size of the plot	Coverage on each floor
(i) Not exceeding 100 sq. yds.	75% of the area of the plot.
(ii) Above 100 sq. yds. and not exceeding 200 sq. yds.	66 2/3% „

Provided further that in case of a plot exceeding 200 sq. yds. on which a building is erected on stilts the maximum coverage on floors other than ground floor may be permitted to be increased by 10 per cent of above maximum permissible coverage provided that the enclosed area on the ground floor does not exceed 25 per cent of such coverage on the first floor of such buildings.

Provided further that in the colonies which were developed by the Ministry of Rehabilitation or by any other governmental or municipal authority, or were sanctioned by any competent authority before 1st September, 1962, the existing coverage on any floor shall not be reduced in case of houses already built up:

Provided further that a canopy or canopies each not exceeding 15 ft. in length and 8 ft. in width in the form of a cantilever over the main entrance or entrances shall not be considered as covered area:

Provided further that a balcony or balconies at roof level without a 'jham' hanging below from the upper balcony of a width of 3 ft. overhanging front set-back within one's own land shall not be considered as covered area:

Provided also that a pergola, if it is purely constructed for architectural feature, and does not exceed 6 ft. in width and 36 sq. ft. in area shall not be considered as covered area.

Explanation.—The maximum permissible coverage shall in no case be less than maximum permissible coverage for the largest size plot in the lower category. For example, the maximum area to be covered in a plot of 1,230 sq. yds. will be 40 per cent of 1,200 sq. yds. i.e. 480 sq. yds. and not 1/3rd of 1,230 sq. yds., which is only 410 sq. yds.

(ii) Coverage on barsati floor:

Where a barsati is allowed under sub-clause (c) below, the total area to be covered by the barsati excluding the staircase shall not exceed 25 per cent of the maximum permissible

covered area on the ground floor or 500 sq. ft., whichever is less. A covered toilet may be allowed on the barsati floor provided the total coverage herein prescribed is not exceeded.

(c) Storeys:

- (i) Except as provided in sub-clause (ii) below, not more than two storeys and a barsati on the top shall be allowed:

Provided that in the case of a plot exceeding 200 sq. yds. on which a building on stilts is to be erected, not more than three storeys, inclusive of the ground floor where the enclosed area shall be regulated according to second proviso to the sub-clause (b) above, may be allowed.

- (ii) On a plot of 300 sq. yds. and above which fronts on a street of a width of 80 ft. or more, three storeys with barsati on the top floor may be allowed except in the areas which, prior to the establishment of the Municipal Corporation of Delhi, were within the local limits of the Delhi Municipal Committee and the Shahdara Municipal Committee, or are in the colonies which were developed by the Ministry of Rehabilitation or by any other governmental or municipal authority or were sanctioned by any competent authority before 1st September, 1962, or are in the villages falling within 1981 urbanizable limits of the Master Plan.

(d) Frontage:

Each plot shall have a minimum frontage of 18 ft. on any street:

Provided that this shall not apply to plots in the areas which, prior to the establishment of the Municipal Corporation of Delhi, were within the local limits of the Delhi Municipal Committee and the Shahdara Municipal Committee, or are in the colonies which were developed by the Ministry of Rehabilitation or by any other governmental or municipal authority, or were sanctioned by any competent authority before 1st September, 1962, or are in the villages falling within 1981 urbanizable limits of the Master Plan.

(e) Set-back:

Every building shall be set back as provided below:—

(i) Front set-back:

If the depth of the plot is as shown in column 1 below the minimum front set-back of the building from the boundary of the plot shall be as shown in column 2 below:—

I Depth of the plot	2 Minimum set-back from the boundary of the plot
Upto 60 feet	10 feet.
Above 60 feet and not exceeding 90 feet.	15 feet.
Above 90 feet and not exceeding 120 feet.	20 feet.
Above 120 feet and not exceeding 150 feet.	25 feet.
Above 150 feet and not exceeding 200 feet.	30 feet.
Above 200 feet.	40 feet.

(ii) Rear set-back:

Except with the permission of the Commissioner, every building shall have a rear set-back of an average width of 10 feet, but at no place of a width of less than 5 feet from the boundary of the plot and in the case of back to back sites the minimum width of such rear set-back shall be 10 feet at all points and such set-backs shall further comply with restrictions relating to light and air planes.

In the case of plots with depths less than 60 ft. rear set-back shall not be insisted upon.

(iii) Side set-back:

On a plot on which a semi-detached building is allowed to be erected such building shall have a side set-back from the boundary of the plot of at least 10 feet width on one side on a plot on which a detached building is allowed to be erected and shall have such set-backs on both sides.

In the case of row housing, buildings on corner plots shall also be set back by such distance from the side streets, as the Commissioner may think suitable according to the needs of traffic:

Provided that this shall not apply to plots in the areas which, prior to the establishment of the Municipal Corporation of Delhi, were within the local limits of the Delhi Municipal Committee and the Shahdara Municipal Committee, or are in the colonies which were developed by the Ministry of Rehabilitation or by any other governmental or municipal authority, or were sanctioned by any competent authority before 1st September, 1962, or are in the villages falling within 1981 urbanizable limits of the Master Plan.

B. Group Housing:

(a) Minimum size of the plot:

The minimum size of a plot shall be as provided in the Master Plan.

(b) Coverage and Floor Area Ratio:

(i) The maximum permissible coverage and the maximum F.A.R. in different areas having a gross residential density as shown in column 1 below shall, respectively, be as shown in columns 2 and 3 below:—

1	2	3
Gross residential density (persons per acre)	Coverage on each floor	Maximum F.A.R.
25, 50 or 60	25% of the area of the plot.	75
75	30% " "	125
100 or 125	33½% " "	150
150	35% " "	150
200 or 250	35% " "	175

- (ii) Where a barsati is allowed, the total area to be covered by the barsati excluding the staircase shall not exceed 25 per cent of the maximum permissible covered area on the ground floor or 500 square feet, whichever is less. A covered toilet may be allowed on the barsati floor provided the total coverage herein prescribed is not exceeded. For the purpose of F.A.R. the coverage on barsati floor shall not be taken into account.

Explanations—

- (1) The coverages shall be calculated on the basis of the whole area after deducting:
- (i) the areas of streets of a width of 60 feet or more (other than residential streets, loop-streets, *cul-de-sac* and service lanes) which are around and within the area;
 - (ii) the areas reserved for schools and other community centres within the area; and
 - (iii) the areas for neighbourhood parks (other than local open spaces, playgrounds and tot-lots) within the area.
- (2) When group housing covers an entire neighbourhood the entire area of such neighbourhood shall be treated as one plot for the purpose of the coverage and F.A.R. exception. The provisions contained in sub-clauses (a), (b) and (c) above shall not apply to low cost group housing undertaken by the Government, any local authority or any other public body approved by the Government.

II. Agricultural Green Belt Zone and Rural Zone:

- (1) No residential building except as hereinafter provided shall be erected in the Agricultural Green Belt and Rural use zone.
- (2) A residential building may be allowed to be erected subject to the following conditions:—
- (a) Minimum size of the farm plot:

The minimum size of a farm plot shall be one acre.

(b) Coverage:

The maximum permissible coverage on a farm plot of the size mentioned in column 1 below shall be as in column 2 below:—

1	2
Size of the farm plot	Maximum permissible coverage
1 to 3 acres.	500 sq. ft.
Above 3 acres.	1500 sq. ft.

(c) Storey:

Not more than one storey which shall not exceed 20 feet in height shall be allowed.

(d) Set-backs:

- (i) The building shall be set back by a minimum of 50 feet from every boundary line of the plot.
- (ii) The building shall also be set back from the line shown in column 1 below by a minimum distance as shown in column 2 below:—

1	2
Boundary line of a National highway	2 Furlongs
Central line of an urban road	200 feet
Central line of a village road	100 feet

Provided that in the case of special farms (for example, horse-breeding) covering a large area, Government may allow a larger coverage as may be considered necessary for farm houses to be built on these farms.

III. Government Office Zone:

(a) Coverage:

- (i) The maximum permissible coverage on the ground floor and other floors shall be 20 per cent of the area of the plot, which 5 per cent on the ground floor shall be reserved for parking.
- (ii) An extra coverage on the ground floor for parking upto a maximum of 5 per cent of the area of the plot may be allowed.
- (iii) A semi-basement not exceeding the maximum permissible coverage on ground floor according to sub-clause (i) above to be used only for parking, servicing and storage, may be allowed:

Provided that at least 50 per cent of the plot area not covered by construction shall be properly landscaped and the rest may be used for roads and open parking.

(b) F.A.R.:

The F.A.R. shall not exceed 150:

Provided that the area of the extra coverage for parking shall not be taken into account for the purposes of calculation of the F.A.R.

IV. Commercial and Retail Zones:

A. Minto Road and Ranjit Singh Road Area.

(a) Coverage:

The maximum permissible coverage shall be as under:—

Ground floor and first floor	50% of the area of the plot.
Second and higher floors	35% of the area of the plot.

Provided that an extra coverage on the ground floor upto a maximum of 5 per cent of the area of the plot for parking may be allowed, and a semi-basement not exceeding the maximum permissible coverage on ground floor according to sub-clause (1) above to be used only for parking, servicing and storage may be allowed:

Provided further that at least 50 per cent of the plot area not covered by construction shall be properly landscaped and the rest may be used for roads and open parking.

(b) F.A.R.:

The F.A.R. shall not exceed 400:

Provided that the semi-basement shall not be taken into account for the purposes of calculation of the F.A.R.

(c) Storeys:

The number of storeys shall be subject to the F.A.R. and the provisions of clauses (1) and (2) of bye-law 31 relating to air and light planes:

(d) Set-backs:

Every building shall be set back as provided below:—

(i) Front set-back:

If the plot fronts a street of 100 feet width or less the building shall be set back by a minimum distance of 40 feet from the boundary line of the street and if it fronts a street of more than 100 feet width the building shall be set back by a minimum distance of 50 feet from the boundary line of such street.

(ii) Rear and side set-backs:

Every building shall have rear and side set-backs of a minimum distance of 20 feet and 15 feet respectively, from the boundary line of the plot.

B. Already built-up commercial areas as indicated in the Master Plan, or such other areas as may be declared commercial areas by the appropriate authority from time to time.

(a) Coverage:

The maximum permissible coverage shall be subject to the provisions of bye-laws 26 and 27 and the requirement of the F.A.R. as provided in sub-clause (b) below.

(b) F.A.R.:

The F.A.R. shall not exceed in the case of buildings having the storeys mentioned in column 1 below by the figure mentioned in column 2 below:—

1	2
Two storeys	150
Three storeys	200
Four storeys	250
More than four storeys	300

(c) Storeys:

The number of storeys shall be subject to the provisions of bye-law 22 relating to the maximum height, of bye-law 31 (1) and (2) relating to air and light planes and the provision that the F.A.R. does not exceed 300.

V. Other General Business and Commercial Zones:

A. District Centres and Sub-Central Business Districts in Shahdara and Karol Bagh.

(a) Coverage:

The maximum permissible coverage on each floor in buildings to be used for the purpose of commerce, retail shopping and service industries shall in centres and districts of the size mentioned in column 1 below be as shown in column 2 below:—

1	2
Size of the Centre or District	Maximum permissible coverage
Upto 25 acres	30% of the area of the Centre or District
More than 25 acres	25% of the area of the Centre or District

If any covered parking is provided, the coverage including such covered parking shall not exceed as provided in this sub-clause.

A semi-basement not exceeding the maximum permissible coverage on ground floor to be used for parking, servicing and storage may also be allowed.

(b) F.A.R.

The F.A.R. shall not exceed 150.

Provided that the semi-basement shall not be taken into account for the purpose of the calculation of the F.A.R.

B. Community Centres and Retail Centres.

(a) Coverage:

The maximum permissible coverage on each floor shall not exceed 35% of the centre.

(b) F.A.R.

The F.A.R. shall not exceed 100.

C. Neighbourhood Shopping Centres.

(a) Coverage:

The maximum permissible coverage on each floor shall not exceed 40% of the area of the centre.

(b) F.A.R.:

The F.A.R. shall not exceed 100.

Explanation.—The coverage as provided in sub-clauses A, B and C above is irrespective of the size of the plot and is with respect to the whole area of the Centre or District and the coverage on each plot shall be as may be determined by the Commissioner keeping in view the maximum permissi-

coverage for the Centre or District. The set-backs in these cases shall be as prescribed by the Commissioner by a general or special order.

VI. Wholesale Business Use Zone:

(a) Coverage :

The maximum permissible coverage on each floor shall not exceed 50% of the area of the plot:

Provided that a semi-basement not exceeding the maximum permissible coverage on ground floor to be used only for parking, servicing and storage may be allowed.

(b) F.A.R.:

The F.A.R. shall not exceed 150:

Provided that the semi-basement shall not be taken into account for the purpose of the calculation of the F.A.R.

(c) Set-backs:

Every building shall be set back on each side as mentioned in column 1 below by a minimum of the distance shown in column 2 below:—

1	2
Side	Minimum set-back from the boundary of the plot.
Front	25 feet.
Rear	15 feet.
Sides	15 feet.

VII. Warehousing, Storage and Depots Use Zone:

(a) Coverage:

The maximum permissible coverage on each floor shall not exceed 60% of the area of the plot.

Provided that a basement not exceeding the maximum permissible coverage on the ground floor to be used only for parking, servicing and storage may be allowed.

(b) F.A.R.:

The F.A.R. shall not exceed 150.

Provided that the basement shall not be taken into account for the purposes of the calculation of F.A.R.

(c) Set-backs:

Every building shall be set back as provided below:—

(i) Front set-back:

If the area of the plot is as mentioned in column 1 below the building shall be set back by a minimum of the distance shown in column 2 below:—

1 Area of the plot	2 Minimum set-back from the boundary of the plot.
Below 1/4 acre	15 feet.
1/4 to 1 acre.	25 feet.
Above 1 acre.	50 feet.

(ii) Rear set-back:

If the area of the plot is as mentioned in column 1 below the building shall be set back by a minimum of the distance shown in column 2 below:—

1 Area of the plot.	2 Minimum set-back from the boundary of the plot.
Below 1 acre.	15 feet.
Above 1 acre.	25 feet.

(iii) Side set-backs:

Every building on a plot of more than 1/4 acre shall have a minimum set-back of 15 feet on both sides.

- (d) Notwithstanding anything contained in sub-clauses (a), (b) and (c) above, the Commissioner may suitably adjust the coverage, F.A.R. and set-backs and impose other restrictions considered necessary for buildings for the warehousing or storage of grains, oil, timber, building material and inflammable material.

VIII. Flatted Factory Zone:

- (a) Minimum size of the plot:

The minimum size of a plot shall be one acre.

- (b) Coverage:

The minimum permissible coverage on each floor shall be 40% of the area of the plot.

- (c) Storeys:

The minimum and the maximum number of storeys other than the basement, shall respectively be 2 and 6:

Provided that a basement not exceeding the coverage on ground floor to be used only for servicing and storage may be allowed and such basement shall not be counted as a storey.

- (d) F.A.R.:

The maximum F.A.R. shall be 150:

Provided that the basement shall not be taken into account for the purposes of calculation of the F.A.R.

(e) Set-backs:

The building shall be set-back on each side as shown in column 1 below by a minimum distance as shown in column 2 below:—

1	2
Side	Minimum set-back from the boundary of the plot.
Front	50 feet.
Rear	50 feet.
Sides	20 feet on each side.

IX. Industrial-cum-Work Centre Zone:

(a) Minimum size of the plot:

The minimum size of the plot shall be 2 acres.

(b) Coverage:

The maximum permissible coverage on each floor shall be 33½% of the size of the plot.

(c) Storeys:

The minimum and the maximum number of storeys shall respectively be 2 and 10.

Provided that a basement not exceeding the coverage on ground floor to be used only for servicing and storage may be allowed and such basement shall not be counted as a storey.

(d) F.A.R.:

The F.A.R. shall not exceed 120.

Provided that the basement shall not be taken into account for the purposes of calculation of the F.A.R.

(e) Set-backs:

The building shall be set-back on each side as shown in column 1 below by a minimum distance as shown in column 2 below:—

1	2
Side	Minimum set-back from the boundary of the plot.
Front	50 feet.
Rear	50 feet.
Sides	20 feet on each side.

X. Special Industry Zone:

(a) Minimum size of the plot:

The minimum size of the plot shall be 2 acres.

(b) Coverage:

The maximum permissible coverage on each floor shall be 15% of the area of the plot.

(c) Height:

The height of the building shall not exceed 60 feet.

(d) F.A.R.:

The F.A.R. shall not exceed 25.

Provided that a basement not exceeding the maximum permissible coverage on ground floor to be used only for servicing and storage may be allowed and the basement shall not be taken into account for the calculation of the height of the building and the F.A.R.

(e) Set-backs:

The building shall be set-back on each side as shown in column 1 below by a minimum distance as shown in column 2 below:—

1	2
Side	Minimum set-back from the boundary of the plot.
Front	100 feet.
Rear	50 feet.
Sides	20 feet on each side.

XI. Light Industry and Service Industry Zones:

(a) Size of the plot:

The minimum and the maximum size of the plot shall respectively be 400 sq. yds. and 2 acres.

Provided that in cases of industries requiring larger space, the maximum size of the plot may be more than 2 acres, but not more than 7 acres as may be allowed by the Commissioner.

(b) Coverage and F.A.R.:

The maximum permissible coverage and the maximum F.A.R. on the plots of the sizes mentioned in column 1 below shall respectively be as shown in columns 2 and 3 below:—

1	2	3
Size of the plot	Coverage on each floor	F.A.R.
Upto 1 acre	50% of the area of the plot.	60
Above 1 acre upto 3 acres.	45% of the area of the plot.	60
Above 3 acres upto 7 acres	40% of the area of the plot.	50

Provided that a basement not exceeding the maximum permissible coverage on ground floor to be used only for parking, servicing and storage may be allowed and the basement shall not be taken into account for the calculation of the F.A.R.

(c) Set-backs:

(i) Front set-back:

The building in a plot of the area shown in column 1 shall have a minimum front set-back as shown in column 2 below:—

1	2
Area of the plot	Minimum set-back from the boundary of the plot
Below 1/4 acre	15 feet
1/4 acre to 1 acre	20 feet
Above 1 acre	50 feet.

(ii) Rear set-backs:

The building in a plot of the area shown in column 1 shall have a minimum rear set-back as shown in column 2 below:—

1	2
Area of the plot	Minimum set-back
Upto 1 acre	15 feet
Above 1 acre	50 feet.

(iii) Side set-backs:

The building in a plot of the area shown in column 1 shall have minimum side set-back as shown in column 2 below:—

1	2
Area of the plot	Minimum set-backs
Below 1/4 acre	Optional
1/4 acre to 1 acre	15 feet on one side and 10 feet on the other side.
Above 1 acre	20 feet on each side.

Provided that these provisions regarding set-backs shall not apply to plots in Industrial layouts where set-backs have already been approved or prescribed by the Commissioner or by any other competent authority before 1st September, 1962.

XII. Extensive Industries Zone:

(a) Size of the plot:

The minimum size of the plot shall be 1/4 acre.

(b) Coverage and F.A.R.:

The maximum permissible coverage and the maximum F.A.R. on plot of the area mentioned in column 1 below shall respectively be as shown in columns 2 and 3 below:—

1	2	3
Area of the plot	Coverage on each floor	F.A.R.
1/4 acre to 1 acre	50 % of the area of the plot	50
Above 1 acre up to 3 acres.	45% of the area of the plot	45
Above 3 acres upto 7 acres.	40% of the area of the plot	40
Above 7 acres.	30% of the area of the plot	30

Provided that a basement not exceeding the maximum permissible coverage on the ground floor to be used only for servicing and storage may be allowed and the basement shall not be taken into account for the calculation of the F.A.R.

(c) Set-backs:

(i) Front set-back:

The building in a plot of the area shown in column 1 shall have a minimum front set-back as shown in column 2 below:—

1	2
Area of the plot	Minimum set-back from the boundary of the plot.
Upto 1 acre	20 feet.
Above 1 acre	50 feet.

(ii) Rear set-back:

The building in a plot of the area shown in column 1 shall have a minimum rear set-back as shown in column 2 below:—

1	2
Area of the plot	Minimum set-back from the boundary of the plot.
Upto 1 acre	15 feet.
Above 1 acre	50 feet on each side.

(iii) Side set-backs:

The building in a plot of the area shown in column 1 shall have minimum side set-backs as shown in column 2 below:—

1	2
Area of the plot	Minimum set-backs from the boundary of the plot.
Upto 1 acre	15 feet on one side and 10 feet on the other side.
Above 1 acre	20 feet on each side.

Provided that these provisions regarding set-backs shall not apply to plots in Industrial layouts where set-backs have already been approved or prescribed by the Commissioner or by any other competent authority before 1st September, 1962.

XIII. Institutional Uses:

(a) Coverage:

The maximum permissible coverage (including covered parking) on a plot of the size mentioned in column 1 below shall be as shown in column 2 below:—

1	2
Size of the plot	Coverage.
Upto 2 acres	33½% of the area of the plot.
Above 2 acres	25% —do—

Provided that in the case of recognized schools, health centres, police stations and fire stations in the areas which, prior to the establishment of the Municipal Corporation of Delhi, were within the local limits of the Delhi Municipal Committee and the Shahdara Municipal Committee, or are in the villages falling within 1981 urbanizable limits of the Master Plan, the Commissioner may permit relaxation for reasons to be recorded in every such case.

(b) F.A.R.:

The maximum F.A.R. shall be as determined by the Commissioner, on the merits of each individual case, considering the location and the nature of the use.

(c) Set-backs:

Every institutional building shall have a minimum set-back of 15 feet from any street. For plots with depths exceeding 90 feet, the front set-back shall be provided as prescribed by the Commissioner.

NOTE.—This sub-clause shall not apply to institutional buildings within the areas which, prior to the establishment of the Municipal Corporation of Delhi, were within the local limits of the Delhi Municipal Committee and the Shahdara Municipal Committee, or are in the villages falling within 1981 urbanizable limits of the Master Plan.

17. **Amendment of bye-law 26.**—For bye-law 26 of the principal Bye-laws, the following bye-law shall be substituted, namely:—

26. *Open Spaces in Commercial and Public Buildings.*—No commercial or public building or group of such buildings in any bazar, market or commercial area shall have a ground floor covered area of more than 80 percent of the area of the plot and sufficient provision for parking, loading and unloading of vehicles shall, when so required by the Commissioner, be provided on the same site as the building; provided that where the plot area does not exceed 50 sq. yds. the covered area may not be more than 90% of the area of the plot.

NOTE.—This bye-law shall be applicable only to buildings covered by bye-law 25 (2) (IV) B.

18. **Amendment of bye-law 27.**—For bye-law 27 of the principal Bye-laws, the following bye-law shall be substituted, namely:—

27. *Open spaces in Commercial-cum-residential buildings.*—A building, the ground floor of which is used entirely for commercial

purposes, such as a shop, warehouse, hotel or office shall be governed by the definitions and standards contained in bye-law 26; provided that the area of any of the upper floors used for residential purposes shall not exceed the area prescribed in bye-law 25.

Provided further that in the localities where uniform front elevation design makes it obligatory to construct a verandah the area covered by such verandahs shall be included for purpose of calculating the percentage covered area on any floor under this bye-law.

NOTE.—This bye-law shall be applicable only to buildings covered by bye-law No. 25(2)(IV)B.

19. Amendment of bye-law 29.—For bye-law 29 of the principal Bye-laws, the following bye-law shall be substituted, namely:—

29. *Weather shades over doors, windows and ventilators abutting on public land.*—Weather shades shall be permissible above a height of 8 ft. 6 inches upto a maximum width of one foot, if the road on which they project is not less than 15 ft. in width, upto a maximum of 1 ft. 6 inches, if such road is more than 15 ft. but less than 30 ft. in width and upto a maximum of 2 feet if such road is 30 ft. or more in width. The construction of weather shades upto a maximum width of 2 ft. 6 inches on one's own land shall be permissible and this shall not be considered as covered area.

20. Amendment of bye-law 30.—For bye-law 30 of the principal Bye-laws, the following bye-law shall be substituted, namely:—

30. *Minimum area of interior courtyard.*—The minimum superficial area of every interior courtyard of a residential building upon which habitable rooms abut shall be one-fourth of the aggregate floor area of the rooms and verandahs on the ground floor abutting on the courtyard:

Provided that in determining the said aggregate floor area:—

- (i) only one half of the floor area of such rooms and verandahs as abut on another courtyard or on open space or road not less than 10 feet in width shall be taken into account;
- (ii) any room which is separated only by an open verandah from the courtyard shall, for the purposes of this bye-law, be deemed to abut on such courtyard; and
- (iii) the minimum width of every such courtyard in any direction shall be 10 feet but in the case of irregular and triangular shaped courtyard the minimum of 10 feet clear width shall be determined at right angles from the centre of doors and windows of the habitable rooms (including baths,

water closet rooms, kitchens and store rooms for food stuffs) which abut and solely depend for light and ventilation on such interior courtyards.

Provided further that if no habitable room is ventilated or lit exclusively through the interior courtyard, the width of the courtyard shall not be less than 8 feet.

21. **Amendment of bye-law 31.**—For bye-law 31 of the principal Bye-laws, the following bye-law shall be substituted, namely:—

31. *Provision for ventilation and light.*—Every person erecting a building shall provide adequate means of access for external air on its front and rear sides and shall provide every room intended for human habitation or capable of being so used with adequate means of access for external light and air to the satisfaction of the Commissioner in accordance with the following standards:—

(i) A building shall be deemed to be adequately provided on its front and rear sides with means of access for external air, if the whole space vertically above all its front and rear air planes is a permanently open air space.

(ii) A room shall be deemed to be adequately provided with access for external light for the purpose of human habitation, if the whole space vertically above at least one of its light planes is a permanently open air space.

Note.—Clause (i) of this bye-law shall not apply to the rear of corner plots.

22. **Deletion of bye-law 33.**—Bye-law 33 of the principal Bye-laws shall be deleted.

23. **Amendment of bye-law 34.**—For bye-law 34 of the principal Bye-laws, the following bye-law shall be substituted, namely:—

34. *Opening space to be open to sky.*—(1) Every open space, whether exterior or interior, provided in pursuance of any bye-law or under an agreement shall be, and be kept, free from any erection thereon and open to the sky, and no cornice, roof or weather shade more than 2 feet 6 inches wide shall overhang or project over the side open space so as to reduce the width to less than the minimum provided by these bye-laws. Every open space or courtyard provided under these bye-laws shall have a suitable and sufficient access. No open drain, except for rain water, shall be constructed in any open space required by these bye-laws.

(2) Every interior open space or courtyard shall be raised at least 6 inches above the level of the nearest road, so as to admit of satisfactory drainage into such road and every such courtyard shall be kept accessible for the purpose of cleansing.

24. **Amendment of bye-law 35.**—For bye-law 35 of the principal Bye-laws, the following bye-law shall be substituted, namely:—

35. *Regular line of streets.*—No portion of any building shall project beyond the regular line of any street.

25. **Amendment of bye-law 36.**—For bye-law 36 of the principal Bye-laws, the following bye-law shall be substituted, namely:—

36. *Height of the plinth.*—The plinth of any masonry building shall not be less than 1 ft. 6 inches above the centre or crest of the nearest road or proposed road for habitable rooms, not less than 1 foot in case of other rooms and not less than 6 inches in case of stables, garages, godowns and warehouses.

26. **Amendment of bye-law 39.**—For bye-law 39 of the principal Bye-laws, the following bye-law shall be substituted, namely:—

39. *Doors.*—No door of any habitable room shall be less than 2 feet 8 inches in width and 6 feet 6 inches in height.

27. **Amendment of bye-law 41.**—For bye-law 41 of the principal Bye-laws, the following bye-law shall be substituted, namely:—

41. *Height of walls.*—The measurement of height and length of walls be determined as follows:—

(a) the height of a wall shall be measured from the top of the plinth to the highest part of the wall, or in the case of a gable to half the height of the gable;

(b) walls shall be deemed to be divided into distinct lengths by return walls, the length of a wall shall be measured from the centre of one return wall to the centre of another provided that the return walls are external walls, party walls or cross walls of the thickness prescribed by these bye-laws and are bounded; and

(c) a wall shall not, for the purpose of this bye-law, be deemed a cross wall unless it is carried upto the top of the topmost storey and unless in each storey the aggregated extent of the vertical faces or elevations of it all the recesses and that of all the opening therein taken together shall not exceed one half of the whole extent of the vertical face or elevation of the wall in such storey.

28. **Amendment of bye-law 42.**—For bye-law 42 of the principal Bye-laws, the following bye-law shall be substituted, namely:—

42. *Thickness for walls of residential and commercial masonry walled buildings.*—Every person who undertakes construction work on a residential or commercial masonry walled building, shall construct every external wall, every wall abutting on an interior open space, and every party wall included in such work in accordance with the thickness given in the following table which measurements shall apply to masonry walls built of bricks or concrete blocks built in lime and sand mortar (1:3) or cement and sand mortar (1:6):—

Storey	Height above plinth	Length	Storey								
			Basement	1st	2nd	3rd	4th	5th	6th	7th	
1	11' 16'	Unlimited upto Unlimited upto Height of 8'	13½"	9" 13½" 9"	13½"						
1	25'	under									
2	25'	Do.	18"	13½"							
2	25'	over	18"	13½"	9"						
3	35'	under	18"	13½"	9"						
3	35'	over	18"	13½"	13½"	9"					
4	45'	under	18"	18"	13½"	9"					
4	45'	over	18"	18"	13½"	9"					
5	55'	under	22½"	18"	18"	13½"	9"				
5	55'	over	22½"	18"	18"	13½"	13½"	9"			
6	66'	under	22½"	22½"	18"	18"	13½"	13½"	9"		
6	66'	over	22½"	22½"	18"	18"	13½"	13½"	9"		
7	77'	under	27"	22½"	22½"	18"	18"	13½"	13½"	9"	
7	77'	over	27"	27"	22½"	22½"	18"	18"	13½"	13½"	9"

Provided that notwithstanding anything contained in the above table, every external wall, every wall abutting on an interior open space and every party wall of any storey which measured from the level of the floor of that storey to the level of the storey next above it, if any, exceeds eleven feet in height, shall not be less than thirteen and a half inches in thickness.

29. Amendment of bye-law 43.—For bye-law 43 of the principal Bye-laws, the following bye-law shall be substituted, namely:—

43. Thickness of Walls.—Every person who undertakes construction work on a masonry walled public building or on a masonry walled building intended to be used as warehouse shall construct every external wall or every party wall included in such work in accordance with the thickness given in the following table and in every case the thickness prescribed shall be the minimum thickness of which any such wall may be constructed and these measurements, shall apply only to walls built of brick masonry, built in lime and sand mortar (1 : 3) or cement and sand mortar (1 : 6):—

Storey	Height above plinth	Length	Basement	1st	2nd	3rd	4th	5th	6th	7th	8th	9th
1	25'	Unlimited	13½"	13½"								
2	25'	Unlimited	13½"	13½"	13½"							
3	33'	Under	18"	13½"	13½"	13½"						
4	33'	Over	18"	18"	13½"	13½"						
4	44'	Under	18"	18"	13½"	13½"	13½"					
4	44'	Over	22½"	18"	13½"	13½"	13½"					
5	55'	Under	22½"	22½"	18"	18"	13½"	13½"				
5	55'	Over	22½"	22½"	22½"	18"	13½"	13½"				
6	66'	Under	27"	22½"	22½"	18"	18"	13½"	13½"			
6	66'	Over	27"	27"	22½"	18"	18"	13½"	13½"			
7	77'	Under	27"	27"	22½"	22½"	18"	18"	13½"	13½"		
7	77'	Over	31½"	27"	27"	22½"	22½"	18"	13½"	13½"		

30. **Amendment of bye-law 44.**—For bye-law 44 of the principle Bye-laws, the following bye-law shall be substituted, namely:—

44. *Thickness when cement mortar is used.*—Notwithstanding the thickness of wall prescribed in bye-laws 42 and 43, every such wall may be constructed $4\frac{1}{2}$ inches less in thickness than the thickness prescribed, if every such wall is built with cement mortar containing not less than one part of cement and not more than four parts of clean sharp sand or other like and suitable material to be approved by the Commissioner but in no case any such wall shall be less than 9 inches thick for residential building or commercial buildings and $13\frac{1}{2}$ inches thick for public buildings or buildings intended to be used as warehouses, provided that for purpose of partition, non-load bearing walls of $4\frac{1}{2}$ inches thickness shall be allowed.

31. **Amendment of bye-law 54.**—For bye-law 54 of the principal Bye-laws, the following bye-law shall be substituted, namely:—

54. *Basement.*—(1) (a) The construction of the basements shall be allowed by the Commissioner in accordance with the land use specified under the Master Plan.

(b) The basement may be put to any of the following uses:—

- (i) Storage of house-hold or other goods except inflammable materials;
- (ii) dark room;
- (iii) strong rooms, bank cellars etc.;
- (iv) air conditioning equipment and other machines used for services and utilities of the building;
- (v) parking places and garages;
- (vi) Service canteens;
- (vii) Stack rooms of libraries; and
- (viii) Office or commercial purpose provided it is air conditioned and the basement coverage is reckoned for purposes of F.A.R.

(c) The basement shall not be used for residential purposes.

(2) (i) Every basement shall be in every part at least eight feet in height from the floor to the underside of the roof slab on ceiling.

(ii) Adequate ventilation shall be provided for the basement. The standard of ventilation shall be the same as required by the particular occupancy according to bye-laws. Any deficiency may be met by providing adequate mechanical ventilation in the form of blowers, exhaust fans, air conditioning plants etc.

(iii) The minimum height of the ceiling of any basement which is to be used for purposes other than storage shall be 3 ft. 6 inches above the average surrounding ground level. The minimum height of ceiling of a basement for the purpose of storage shall be 2 ft. above the average surrounding ground level.

- (iv) Adequate arrangements shall be made such that surface drainage does not enter the basement.
- (3) The basement shall not be partitioned. If ventilation standards as laid down in sub-clause (ii) of clause 2 are met with, the partitioning of basement may be permitted.
- (4) Adequate protection against fire shall be provided. The roofs separating the basement and the floor above shall be constructed of a material like R.C.C. or of such material which will provide resistance against fire for at least two hours.

Where a basement is permitted in apartment houses (residential flats) and hotels, the owner shall display the basement plan at the entrance. Thimbles shall be provided in the roof of the basement and their positions clearly indicated on the plan. One fire extinguisher for every 1000 sq. ft. of basement area or part thereof shall be provided.

- (5) The walls and floors of the basement shall be water-tight and shall be so designed that the hydraulic pressure of the sub-soil water level is fully offset.
- (6) Necessary arrangements required to prevent condensation of moisture on walls shall be made.
- (7) No place in a basement shall be more than 80 ft. away from the exits.
- (8) Kitchen, bath and lavatory shall not be permitted in the basement unless the sewer levels permit the same and there is no chance of back-flow and flooding of sewage. When permitted, they shall be placed against the external walls of the basement (which shall also be the external walls of the building) and shall be adequately lighted and ventilated.
- (9) A kitchen, when permitted in the basement, shall be equipped with electric ovens, stoves, gas or similar equipment.
- (10) The access to the basement shall be from the inside of the premises.

32. Amendment of bye-law 69.—For bye-law 69 of the principal Bye-laws, the following bye-law shall be substituted, namely:—

69. *Distance of staircases from second or higher storey.*—No part of the second or any higher storey of any building shall be more than 100 ft. from any staircase leading to the ground floor.

33. Amendment of bye-law 70.—For bye-law 70 of the principal Bye-laws, the following bye-law shall be substituted, namely:—

70. *Dimensions for staircase, steps, corridor, passage, balcony or ramp.*—(1) Subject to the provisions of bye-law 71 in every residential building, no staircase shall be less than 3 feet in width and no step shall have a rise of more than 8 inches and a tread of less than 10 inches. In the case of a service or spiral staircase, the width shall not be less than 2 ft. 6 inches.

Winders shall be allowed in residential buildings provided they are not at the head of a downward flight.

- (2) No corridor or passage or balcony in any residential building shall be less than 3 ft. wide.
- (3) The number, width and the slope of ramps will be determined by the Commissioner in accordance with the use to which these are put.

34. Amendment of bye-law 71.—For bye-law 71 of the principal Bye-laws, the following bye-law shall be substituted, namely:—

- 71. Regulations for staircases for buildings other than public buildings.**—(1) Every person who erects a building intended to be used as a dwelling multiple or for carrying on any trade, or business in which a number of people exceeding twenty may be employed, shall provide in such building at least one staircase extending from ground floor level and of a minimum width of 4 feet throughout.

Provided that where such staircase is to be used by more than 100 persons, an additional width of 1 inch shall be provided for every additional 15 persons until a maximum width of 9 ft. be obtained.

Provided further that in lieu of a single staircase of the width in this clause prescribed it shall be lawful to substitute two staircases. The width of each such staircase shall be 4 ft.

- (2) The staircase (or instead the substituted staircases) so provided, or where there are more than one, one at least of such staircases shall be entirely constructed of stone, cement concrete, iron or other fire resisting material.
- (3) The maximum rise for such staircase shall be 6 inches and minimum tread width shall be 12 inches.

35. Amendment of bye-law 72.—For bye-law 72 of the principal Bye-laws, the following bye-law shall be substituted, namely:—

- 72. Regulations for staircases, internal corridors and passage ways etc. in a public building.**—(1) In a public building no staircase, internal corridor or passage-way intended for the use of the public shall be less than 6 feet wide; provided that where not more than two hundred persons are to be accommodated in any public building, any staircase, internal corridor or passage-way intended for the use of the public may be of any width not less than 4 feet 6 inches.

- (2) In a public building every staircase, internal corridor or passage-way which is intended for the use of the public and communicates with any portion of the building intended for the accommodation of more than four hundred persons shall be wider than 6 feet by 6 inches for every hundred persons over four hundred, subject to a maximum width of 9 feet.

- (3) Notwithstanding anything contained in clauses (1) and (2), instead of a single staircase, corridor or passage-way of the width prescribed by clause (2) there may be two staircases, corridors or passage-ways each of a width of 4 feet 6 inches.

36. Amendment of bye-law 73.—For bye-law 73 of the principal Bye-laws, the following bye-law shall be substituted, namely:—

73. *Specifications for the construction of staircases.*—(1) Every person who undertakes construction work on a building shall construct every staircase included in such work in accordance with the following specifications unless the Commissioner has by order in writing approved any other form of construction:—

- (a) Where the staircase is of stone and is the sole staircase in the building, each end, shall be built into a supporting wall of masonry column and each step shall be cut from one stone and shall be at least 8 inches longer than the space between the wall or support at each end thereof and shall be built into such wall or support at least 4 inches at each end.
- (b) Where the staircase is of reinforced concrete two iron rods each of $\frac{1}{2}$ inch diameter or an equivalent section of metal, of length equal to the full length of the step and extending at least 4 inches into the wall or support, at each end, shall be embedded in each step.
- (c) Where the staircase is of iron, each step shall be calculated as a girder supported at both ends or as a cantilever as the case may be, having a factor of safety of 4 when loaded with a weight of 100 lbs. per lineal foot upon each step.
- (d) Where the staircase is of wood, the stringers shall be of not less than $1\frac{1}{2}$ inch in thickness, and of such breadth as will permit of 1 inch above the front edge of the tread and 1 inch below the bottom edge of the riser.
- (e) Where a wooden staircase exceeds 4 feet clear tread in width, a timber bearer shall be provided of at least $6'' \times 2\frac{1}{2}''$ in section extending throughout each flight of stairs in one piece; where the tread exceeds 8 ft. in clear width two bearers of the section given above shall be provided.
- (2) The provisions contained in clause (1) may be departed from if the design is supported by detailed calculations and accepted by the Commissioner after scrutiny.
- (3) The minimum clear head room in any staircase shall be 7 feet as measured from the top of the riser to the most dependent portion of the ceiling perpendicularly above it.
- (4) The treads and risers of each flights of stairs or of several flights in the same staircase in a public building shall be of uniform width and height.
- (5) The minimum ceiling height of a mamti shall be 7 ft.

37. *Amendment of bye-law 75.*—For bye-law 75 of the principal Bye-laws, the following bye-law shall be substituted, namely:—

75. *Ventilation of staircase.*—Where the staircase is in a residential building and is not otherwise ventilated to the minimum extent of 4 ft. in each flight it shall be ventilated at the top by means of a window or a ventilator or sky-light of an area not less than $33\frac{1}{3}$ percent of the area of the staircase roof.

38. Amendment of bye-law 77.—For bye-law 77 of the principal Bye-laws, the following bye-law shall be substituted, namely:—

77. *Separate means of exit from floors on different levels.*—If some of the persons accommodated in a building are placed on a higher floor than others, at least one staircase for every three floors (not counting the ground floor) shall be provided extending from ground floor level to the highest floor level. The minimum width of the staircase throughout shall be as prescribed in bye-law 72 and it shall communicate directly with a public street or at open space. This bye-law is subject to satisfying the provision of bye-law 69 requiring that no part of a building should be at a distance of more than 100 ft. from the staircase.

39. Amendment of bye-law 78.—For bye-law 78 of the principal Bye-laws, the following bye-law shall be substituted, namely:—

78. *Doors and barriers to open outwards.*—All doors and barriers for use by the public as exit in a public building shall be made to open outwards, and no locks or bolts for closing the same from outside shall be affixed thereto; provided that any such door or staircase shall not open on a public street.

Note.—In the existing structures the Commissioner may allow the replacement or repair of existing doors abutting on public street.

40. Amendment of bye-law 79.—For bye-law 79 of the principal Bye-laws, the following bye-law shall be substituted, namely:—

79. *Bathrooms.*—(1) *Every bath room shall have:—*

- (a) a floor area of not less than 24 sq. ft. for which the smallest side shall not be less than 4 feet and if a water closet room is combined with the bathroom the floor area shall not be less than 36 sq. ft. and the smallest side less than 4 ft.;
- (b) a window or a ventilator of superficial area of not less than 4 sq. ft.; and
- (c) height of not less than 8 ft.

(2) *Every bathroom or water closet shall,—*

- (a) not be directly over or under any room other than another latrine, washing place, bath or terrace, unless it has a water tight floor;
- (b) have the platform or seat either plastered with cement or be made of some water tight non-absorbent material;
- (c) be enclosed by walls or partitions of brick. Surface of every such wall or partition shall be finished with a smooth impervious surface such as cement plaster $\frac{1}{2}$ inch thick or glazed tiles or polished marble or any suitable material to a height of not less than 3 feet above the floor of such room;
- (d) have an impermeable floor made of smooth, hard material having a suitable fall to a trapped soil pipe connection; and

- (e) have a floor level to a height so as to ensure suitable grade towards the sewage drain.
 - (3) No room containing a water closet shall be used for any purpose except as a lavatory and no such room shall open directly into any kitchen or cooking space by a door, window or other opening. Every room containing water closet shall have a door completely closing the entrance to it.
41. **Amendment of bye-law 80.**—For bye-law 80 of the principal Bye-laws, the following bye-law shall be substituted, namely:—
80. *Service latrine and water closet.*—A latrine shall have,—
- (a) a floor area of not less than 20 sq. ft. of which the smallest side shall not be less than 3 feet 6 inches if it is a service latrine;
 - (b) floor area of not less than 12 sq. ft. of which the smallest side shall not be less than 3 ft., if it is a water closet;
 - (c) a window or a ventilator of a superficial area of not less than 4 sq. ft.;
 - (d) an impermeable floor made of smooth hard material having a slope of $\frac{1}{2}$ inch to a foot towards the back of the latrine;
 - (e) an impermeable dado 3 feet high; and
 - (f) height not less than 8 feet.

42. **Amendment of bye-law 81.**—For bye-law 81 of the principal Bye-laws, the following bye-law shall be substituted, namely:—

81. *Kitchen.*—(1) A kitchen shall have a floor area of not less than 45 sq. ft. and shall not be less than 5 ft. in width in case of plots having an area upto 200 sq. yds. and shall have a floor area of not less than 60 sq. ft. and shall not be less than 6 feet in width in case of plots having an area of more than 200 sq. yds. A kitchen which is intended for use as a dining room also, shall have a floor area of not less than 100 sq. ft. with a minimum width of 8ft. Each kitchen shall be provided with a flue. Provided that kitchens equipped with electrical ovens or gas equipment need not be provided with flue.
- (2) Every room to be used as kitchen shall also have,—
- (a) a height of not less than 9 feet;
 - (b) a small flue which shall have a superficial area, after par-getting, of not less than 81 sq. inches or approved form of smokeless chulla;
 - (c) a window of not less than 4 sq. ft. superficial area;
 - (d) unless separately provided for in a pantry, means for the washing up of kitchen utensils which shall lead directly or through a sink to a grated and trapped connection to the soil pipe where water borne sewage system is available, in

the absence of water borne sewage system, the grated connection shall be joined to an open pucca surface drain leading to a soak pit or other approved system of disposal;

- (e) an impermeable floor and an impermeable dado 3 feet high; and
- (f) fly proof gauze covering for all doors and windows except where a cooking place is provided in a verandah of single living room tenement.

43. Amendment of bye-law 82.—For bye-law 82 of the principal Bye-laws, the following bye-law shall be substituted, namely:—

82. Pantries.—Pantries shall have,—

- (a) a floor area of not less than 30 sq. ft. with the smallest side not less than 5 ft.;
- (b) a sink for the cleansing of kitchen's utensils which shall drain through a grated and trapped connection to the soil pipe where water borne sewerage system is available, in case water borne sewerage system does not exist the grated connection should be made to the pucca surface drain leading to a soak pit, or other approved system of disposal; and
- (c) an impermeable floor and an impermeable dado 3 feet high,

44. Amendment of bye-law 84.—For bye-law 84 of the principal Bye-laws, the following bye-law shall be substituted, namely:—

84. Loft.—The total area of loft on each floor shall not be more than 25% of the built up area of that floor.

45. Amendment of bye-law 86.—For bye-law 86 of the principal Bye-laws, the following bye-law shall be substituted, namely:—

86. Servant Quarters.—All out houses intended to be used for the habitation of servants shall comply with the following requirements:—

Each servant's quarter shall comprise of one habitable room of not more than 120 square feet floor area, exclusive of cooking verandah, bathroom and lavatory.

46. Deletion of bye-law 87.—Bye-law 87 of the principal Bye-laws shall be deleted.

47. Amendment of bye-law 89.—For bye-law 89 of the principal Bye-laws, the following bye-law shall be substituted, namely:—

89. Garages to be set back from regular line of street.—(1) Where garages are to have access on the service road, these shall be set back at least 15 feet from the central line of the service road.

- (2) If the garage is not set back as aforesaid, the Commissioner may require the owner or occupier of the garage to discontinue its use as such or to carry out such structural alterations

to the premises or to take such other measures as the Commissioner may consider necessary in order to prevent danger or obstruction to traffic along the street.

48. **Deletion of bye-law 90.**—Bye-law 90 of the principal Bye-laws shall be deleted.

49. **Deletion of bye-law 93.**—Bye-law 93 of the principal Bye-laws shall be deleted.

50. **Amendment of heading in part IV.**—For heading in Part IV of the principal Bye-laws, the following heading shall be substituted, namely:—

Part IV

ADDITIONAL PROVISIONS FOR THE CONSTRUCTION OF CERTAIN BUILDINGS.

51. **Deletion of bye-law 95.**—Bye-law 95 of the principal Bye-laws shall be deleted.

52. **Amendment of bye-law 96.**—For bye-law 96 of the principal Bye-laws, the following bye-law shall be substituted, namely:—

96. *Factories and Industrial buildings.*—Notwithstanding any provisions made in these bye-laws every building or part thereof intended to be used as a factory or a warehouse or an industrial building shall comply with the following additional provisions:—

- (a) Residential accommodation as permitted in the Master Plan may be allowed in factory premises with the permission of the Commissioner.
- (b) Every such building shall be constructed of fire resisting materials.
- (c) Every factory shall be provided with adequate means of escape in case of fire for the persons employed therein as follows:—
 - (i) each room of a factory building shall be provided with an adequate number of exits not less than two in number;
 - (ii) no exit shall be less than 4 feet in width and 7 feet in height and the doors of such exits shall be so arranged as to open immediately from the inside;
 - (iii) every staircase shall be constructed of fire resisting materials;
 - (iv) every staircase in such buildings shall be provided with a handrail on each side;
 - (v) no staircase shall be less than 4 feet in width and the minimum clear head room in any staircase shall not be less than 7 feet;

- (vi) the maximum rise for such staircase shall be 6 inches and minimum tread shall be 12 inches in width;
- (vii) no part of factory building shall be farther (along the line of travel) than 50 feet from any one of the fire escapes;
- (viii) every staircase shall be lighted and ventilated from an air space of not less than 10 square feet in area per floor height;
- (ix) every lobby, corridor or passage in such building shall not be less than 4 feet in width and its floor including supports shall be of fire resisting materials; and
- (x) every hoistway or liftway inside a factory shall be completely enclosed with fire resisting materials and means of access to the hoist or lift shall be fitted with doors of fire resisting materials. Provided that any such hoistway or liftway shall be enclosed only at the top by some materials easily broken by fire or be provided with a vent at the top.
- (d) Nothing in clause (c) shall apply to any factory or class or description of factories for which bye-laws in respect of the means of escape have been otherwise made in terms of section 38(7) of the Factories Act, 1948 (63 of 1948).
- (e) There shall be provided at all times for each person employed in any room of the factory at least 36 sq. feet of the floor space exclusive of that occupied by the machinery and a breathing space of at least 500 cu. feet.
- (f) The internal height of a work-room shall not be less than 15 feet measured from the floor level to the lowest point in the ceiling.

Provided that this bye-law shall not apply to rooms intended for storage, godowns and the like purposes but only to rooms occupied by workers for purposes of manufacture, except in case of small factories employing less than 50 workers for purposes of manufacture and carrying on a class of manufacture which does not give out obnoxious gases and dust injurious to health.

- (g) All factory buildings including office buildings shall be provided with adequate permanent parking space within the same plot as the building. In such buildings, adequate off street facilities for the loading and unloading of merchandise and goods shall be provided within the building or on the same plot in such manner as not to obstruct traffic movement on a public street or a public alley.
- (h) Latrine accommodation shall be provided in every factory for the number of workers engaged at any one time on the following scale:—

- (a) Where the number of workers does not exceed 25 .. 2 seats

- (b) Where the number of workers exceeds 25 but does not exceed 50 .. 3 seats
- (c) Where the number of workers exceeds 50 but does not exceed 150 .. 4 seats
- (d) Where the number of workers exceeds 150 but does not exceed 250 ... 5 seats
- (e) Where the number of workers exceeds 250 .. 1 seat for every 50 or a fraction of 50.

(i) Urinal accommodation shall be provided for the use of male workers and shall not be less than 2 feet in length for every 50 males, provided that where the number of males employed exceeds 500, it shall be sufficient if there is one urinal for every 50 males upto first 500 employed and one for every 100 thereafter. Where women are employed, separate urinal accommodation shall be provided for them on the same scale.

In calculating the urinal accommodation required under this clause any odd number of workers less than 50 or 100, as the case may be, shall be reckoned as 50 or 100.

(j) A suitable number of conveniently accessible water taps or reservoirs shall be provided near each set of latrines.

(k) Wells intended to supply water for consumption shall comply with the following requirements:—

(i) It shall not be at a distance of less than 50 feet of any ash-pit, refuse-pit, closet or any drain or source likely to cause pollution of the water therein.

(ii) The walls or head of the well shall be raised above the level of the adjoining ground to form a parapet or kerb and to prevent surface water from flowing into the well, and shall be surrounded with a paving constructed of impervious materials which shall extend for a distance of not less than 6 feet in every direction from the parapet or the kerb forming the well head on the upper surface of such a paving shall be sloped away from the well.

(iii) The interior surface of the lining or walls of the well shall be pucca throughout and rendered impervious to water to a depth not less than the lowest level of the sub-soil water.

53. Amendment of bye-law 98.—For bye-law 98 of the principal Bye-laws, the following bye-law shall be substituted, namely:—

98. Office and Public Buildings including Schools, Theatres, Religious Buildings and Public Assembly Halls.—(1) No person shall erect a building, intended for religious worship or as a sacred building on site which has not been previously approved by the Commissioner.

- (2) (a) All office and public buildings exceeding two storeys in height shall be constructed of fire resisting material throughout.
- (b) Separate water closet accommodation for each sex shall be provided in such buildings at the rate of one water closet for each 25 males or fraction thereof and one water closet for 15 females or fraction thereof.
- (c) In addition to the number of water closets as required in clause (b) above one urinal for each 100 males or fraction thereof shall be provided for the males. The doors of water closets and urinals shall be at least 3 inches short at the bottom and 6 inches short at the top.
- (d) For the purposes of this clause, each 100 sq. feet of the covered area in such buildings shall be deemed to be occupied by one person.
- (3) (a) No window or doorway of a class room, study room or room used for the purpose of instruction shall be nearer than 8 feet to any boundary line, except when it faces a street, public alley, public park or other public open space more than 10 feet in width.
- (b) No basement or cellar room shall be designed, constructed, altered, converted or used for the purposes of study or instruction.
- (c) Every such building, exceeding two storeys in height shall be constructed of fire resisting material throughout.
- (d) The minimum size of a cellar room, study room or room used for the purposes of instruction, shall be 18 feet by 15 feet and no part of such room shall be distant more than 25 feet from an external wall abutting on the requisite open space.
- (e) A minimum of 10 sq. feet of floor space per student shall be provided. A central hall will not be counted in the accommodation, nor will a class room for cookery, laundry, manual instruction, drawing or science. The number of students in such buildings shall be calculated on this basis for the purposes of this clause.
- (f) Every assembly room, gymnasium, class room or any room used for the purpose of instruction, shall have a clear height of 12 feet except under a girder which may project 2 feet below the required ceiling height:
- Provided that such clear height for any assembly room or gymnasium need not exceed 8 feet either above or below a balcony or gallery.
- (g) Every class room, study room or room used for the purposes of instruction, shall have, windows or skylights with a total net area of not less than 1/5th of the floor area of such room, opening on the requisite open space, except in laboratories, demonstration rooms or teaching amphitheatre as in which teaching or demonstration by such lighting is impracticable.

- (h) No doorway of a class room, study room or room used for the purposes of instruction shall be less than 3 feet in clear width and every such room shall have an independent entrance and not through another room.
- (i) No main corridor of such building shall be less than 8 feet in width and shall be fully and directly lighted and ventilated to the satisfaction of the Commissioner.
- (j) The water closets and urinals shall be provided with separate ingress and egress and shall be as far away from the class room as possible and their approaches shall be wholly separate for the two sexes. Their doors shall be at least 3 inches short at the bottom and at least 6 inches at the top.
- (k) As far as practicable, a playground at the rate of 30 sq. feet per student shall be provided.
- (4) (a) No cinema, theatre or public assembly hall shall be permitted in areas reserved purely for residence.
- (b) A cinema theatre or public assembly hall may be permitted in a shopping, commercial or industrial area.
- (c) No cinema, theatre or public assembly hall shall be permitted on a main road which is not today wide enough to carry the existing traffic.
- (d) The site of a cinema, theatre or public assembly hall shall not be within a distance of 300 feet from a junction of two or more roads, the traffic along all of which is heavy.
- (e) The site of a cinema, theatre or public assembly hall shall not be within a distance of 500 ft. from a petrol station and 500 yds. from a place of worship or a school.
- (f) The site of a cinema, theatre or public assembly hall shall preferably have two access roads, one of which is at least 40 feet in width.
- (g) The site of a cinema, theatre or public assembly hall shall not be less than 2,000 sq. yards in area and should have sufficient frontage on a road so as to accommodate a separate entrance and exit.
- (h) No person shall erect a building intended to be used for as a cinema, theatre or public assembly hall, or convert the user of any existing building to any such purposes, unless such building is set back at least 20 feet or as prescribed by the Commissioner from the regular line of the street or from the street, if no such regular line exists.
- (i) Every such building shall be constructed of fire resisting materials throughout, except that structural members of the roof located more than 20 feet above any floor may not be fire proof.
- (j) Not more than one auditorium shall be permitted in any such building. The auditorium shall have a clear height of not less than 12 feet provided that the average clear ceiling height beneath or above any mezzanine or balcony shall not be less than 10 feet provided further that the lowest point on the

soffit of a ceiling or beam, girder or truss projecting below a ceiling shall not be less than 8 feet above the floor directly beneath it.

- (k) Balconies or galleries shall be restricted to 25 per cent of the total accommodation of such building and the maximum slope of the balcony or gallery shall not exceed 35 degrees.
- (l) The standard of ventilation in such buildings shall be 1,000 cubic feet of fresh air per seat per hour.
- (m) No door in such buildings which is a required exit shall be less than 5 feet in clear width or less than 7 feet in clear height.
- (n) The minimum clear width of any public exit in any such building shall be calculated at the rate of 2 feet per 100 persons or fraction thereof, likely to use that particular exit. This minimum width shall be cumulatively increased towards the public doorways of the building, so that the width of an exit at any point shall on no account be less than calculated at the rate of 2 feet for every 100 persons or fraction thereof served at that point. All door shutters shall be such as to open outwards and shall be openable from inside.
- (o) Sanitation requirements governing cinemas, theatres and public assembly halls shall be as indicated in Schedule XII.
- (p) For the purpose of this clause each 10 sq. feet floor space of an auditorium or assembly hall shall be deemed to be occupied by one person.
- (q) (i) For cinemas and theatres the area of open space shall be governed by the rules notified by the Central Government as well as by the conditions imposed by the Commissioner from time to time.
- (ii) The parking space in cinemas, theatres and public assembly halls shall be provided as under:—

Minto Road and Ranjit Singh Road Area

Type of vehicle	No. of vehicles for which parking space shall be provided.
Cars	10% of the seats.
Scooters and Cycles	60% of the seats.

District Centres, Sub-Central Business Districts.

Type of vehicle	No. of vehicles for which parking space shall be provided.
Cars	10% of the seats.
Scooters	20% of the seats.
Cycles	40% of the seats.

Community centres and approved shopping centres.

Type of vehicle	No. of vehicles for which parking space shall be provided.
Cars	5% of the seats.
Scooters	20% of the seats.
Cycles	30% of the seats.

NOTE: Parking space shall be provided at the scale of 250 sq. ft. per motor car, 30 sq. ft. per motor cycle or scooter and 15 sq. ft. per cycle.

(r) Every such building shall be provided with at least one single living room tenement for the sweeper.

54. **Deletion of bye-laws 100, 102, 103 and 104.**—Bye-laws 100, 102, 103 and 104 of the principal Bye-laws shall be deleted.

55. **Substitution of Schedules I, V, VI and VIII.**—Schedules I, V, VI, and VIII appended to the principal Bye-laws shall be substituted by the new Schedules I, V, VI and VIII appended to these Bye-laws.

56. **Deletion of Schedule VII.**—Schedule VII appended to the principal Bye-laws shall be deleted.

57. **Addition of new Schedule XII.**—After Schedule XI appended to the principal Bye-laws a new Schedule appended to these Bye-laws shall be added as Schedule XII.

MUNICIPAL CORPORATION OF DELHI

SCHEDULE I

(See bye-law 3)

Form of notice of intention to erect a building or execute any work

FROM

.....
.....

TO

The Commissioner,
Municipal Corporation of Delhi,
DELHI.

Sir,

*I/We hereby give you notice that *I/we intend to *erect/re-erect/add to/alter/execute the following works at plot No. Block No. House No. situated at Street/Road according to plans submitted herewith.

Description of construction:—

1. Basement (Tehkhana).
2. Ground floor.
3. 1st floor.
4. 2nd floor.
5. 3rd floor.
6. Specifications: General and detailed.

I/We attach(a) site plan in triplicate showing the position of the plot proposed to be built upon and showing water supply and sewage disposal lines;

(b) 3 copies of plans, elevations, sections and other details of the proposed construction *with/without projections; as required by the Delhi Municipal Corporation (Buildings) Bye-laws.

*I/We hereby declare that *I/we am/are the *owner/owners or authorised agents of the property to be built upon.

The plans have been prepared by:—

Name of licensed *architect/engineer/draughtsman

Licence No.

Address

Yours faithfully,

Signature of *owner/owners or
authorised agent/agents.

S/o

W/o

D/o

Full postal address

Dated

* Strike off the alternatives not required.

MUNICIPAL CORPORATION OF DELHI

SCHEDULE V

(See bye-law 12)

Form of Notice of Commencement of the Erection of Building or the execution of Work

I hereby certify that the erection, re-erection of building or the execution of work in Plot No. House No. Street/Road..... will be commenced on as per your sanction *vide* No. dated in accordance with the plans, elevations and section sanctioned *vide* No. dated

Signature of Owner

Name of Owner
(in block letters)

Address of Owner

Dated

MUNICIPAL CORPORATION OF DELHI

SCHEDULE VI

[See bye-law 13(1)]

Form of Notice of Completion

TO

The Commissioner,
Municipal Corporation of Delhi,
DELHI.

Dear Sir,

I/We hereby give notice as required by sub-section (1) of section 346 of the Delhi Municipal Corporation Act, 1957, that I/we have completed the erection of the building/execution of the works in Plot No. House No. Block No. Street/Road..... in pursuance of the sanction granted by the Commissioner *vide* his No. dated

Permission to occupy or use the building as required by sub-section (2) of section 346 of the Delhi Municipal Corporation Act, 1957 may be granted.

Yours faithfully,

Signature of Owner

Name of Owner

Address of Owner

.....
.....

Dated

SCHEDULE VII—Deleted.

MUNICIPAL CORPORATION OF DELHI

SCHEDULE VIII

(See bye-law 14)

Form of Occupancy Certificate

I hereby certify that building No. at Plot No. Block No. Street/Road has been inspected by me and I declare that the building conforms in all respects to the requirements of the Building Bye-laws in respect of structural safety, fire safety, hygienic and sanitary conditions inside and in the surroundings and is fit for occupation.

Signature

Commissioner,

Municipal Corporation of Delhi.

Dated

MUNICIPAL CORPORATION OF DELHI

SCHEDULE XII

[See bye-law 98(4)(o)]

Sanitation Requirements for Cinemas, Theatres and Public Assembly Halls

FITMENTS	FOR MALE PUBLIC	FOR FEMALE PUBLIC	FOR MALE STAFF	FOR FEMALE STAFF
Water-closets	1 per 100 persons upto 400 persons For over 400 persons, add at the rate of 1 per 250 persons or part thereof	2 per 100 persons upto 200 persons For over 200 persons, add at the rate of 1 per 100 persons or part thereof	1 for 1-15 persons	1 for 1-12 persons
Ablution taps	1 in each water-closet 1 water tap with draining arrangements shall be provided for every 50 persons or part thereof in the vicinity of water-closets and urinals	1 in each water-closet	1 in each water-closet	1 in each water-closet
Urinals	1 for 50 persons or part thereof	..	Nil upto 6 persons 1 for 7-20 persons 2 for 21-45 persons	..
Wash basins	1 for every 200 persons or part thereof	1 for every 200 persons or part thereof	1 for 1-15 persons 2 for 16-35 persons	1 for 1-12 persons 2 for 13-25 persons

NOTE :—It may be assumed that two-third of the number are males and one-third females.

K. L. RATHEE,

Secretary (Local Self Govt. & Public Works Deptt.),
Delhi Administration, Delhi.PRINTED IN INDIA BY THE GENERAL MANAGER, GOVERNMENT OF INDIA PRESS,
NEW DELHI AND PUBLISHED BY THE MANAGER OF PUBLICATIONS, DELHI, 1964